TOWN OF DAVIE PLANNING AND ZONING DIVISION PLANNING REPORT

June 29, 1999

SITE PLAN: Emerald Isles Estates SP 5-11-99

APPLICANT: Petitioner: Associated Engineers and Surveyors, Inc.

Owner: Emerald Springs Homes of Davie, Inc.

ANALYSIS: Land Use/Zoning: Residential (1du/ac) A-1

Location: SW 130th Avenue., Approximately 2,500 ft. North of

SW 29th street.

The subject site is a 40.29 acre parcel located on the west side of SW 130th Ave. The applicant requests approval of a single-family residential development containing 38 custom built homes. The site plan proposes 38 lots with a minimum lot size of 35,000 sq ft. and a 4.75 acre centrally located lake.

Landscaping will be provided from the typical on lot Landscape Plan. Live Oaks will be provided as street trees on individual lots. The east perimeter landscaping and wall feature has been previously approved.

Access is provided through a gated entryway via SW 130th Avenue.

<u>PLANNING AND ZONING DIVISION RECOMMENDATION:</u> APPROVAL subject to the following:

- 1. Provide setback dimensions from the lake top of bank to proposed structures. (minimum 20 feet)
- 2. Showing the minimum 125' radius for all curvilinear lots to meet with the minimum lot frontage requirement.
- 3. Providing the street trees on the site plan at 1 tree per 60 lf of frontage for all lots over 125' of street frontage. These trees shall be in addition to the on lot requirements.
- 4. Providing caliper inch specifications on the typical lot tree list.
- 5. Providing detail of the proposed entry gates.

- 6. Providing documentation to verify the existing 30'recreational trail easement prior to the issuance of a building permit.
- 7. Providing ground material and irrigation for the 30' recreational trail.
- 8. Providing the following additional notes on the site plan:
 - a. Removal of the required street trees shall not be permitted.
 - b. Fences or enclosures may not encroach into recreational or landscape easements.

SITE PLAN COMMITTEE RECOMMENDATION: Motion to recommend APPROVAL subject to the planning report items one through eight and amended to reflect that item seven, irrigation and groundcover for the 30' recreational easement would be provided incrementally as the houses were constructed and certificates of occupancy were issued(4-0, Mr. Engel absent) June 29, 1999.

EXISTING ZONING: A-1

LAND USE DESIGNATION: Residential-Estates

SITE PLAN NO 5-11-99

RECEIPT NO. 7576

TOWN OF DAVIE

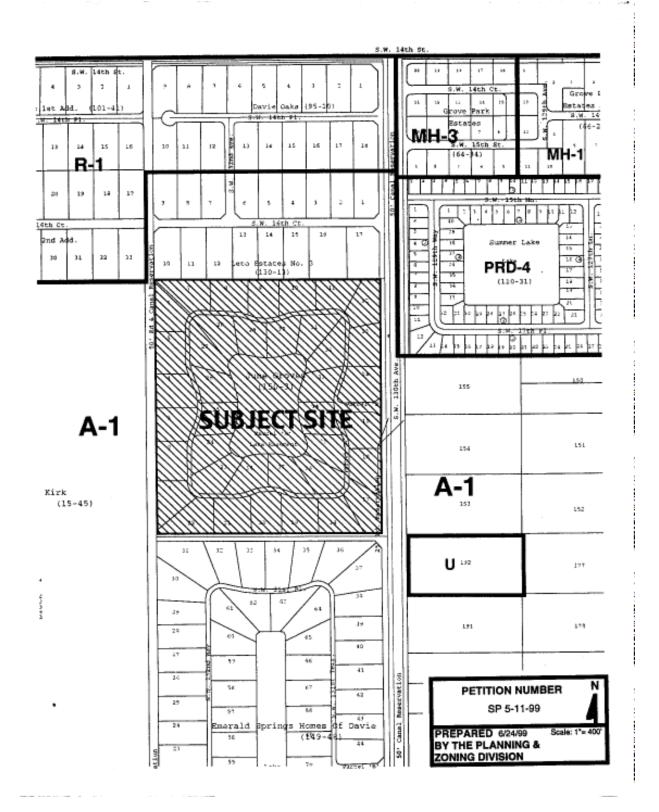
(NOTE: INFORMATION MUST BE TYPED AND NOTARIZED)

Make Checks Payable to TOWN OF DAVIE

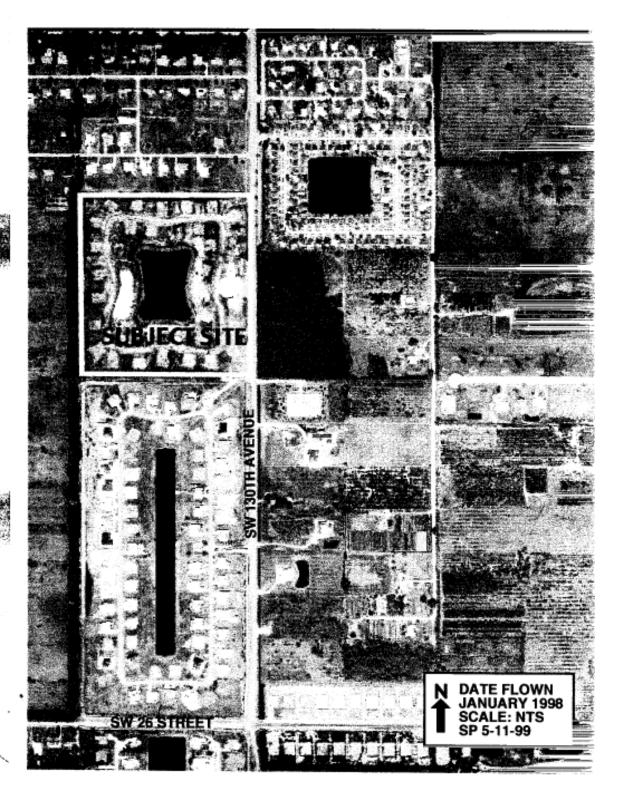
| dyacie to TOWN OF DAVIE | | | |
|---|------------------------------------|------------------|--|
| DATE FILED: | 05/12/ 9 9 | NON-RESIDENTIAL: | |
| RESIDENTIAL | SITE PLAN: Yes | | |
| NO. OF UNITS | :_Custom-made homes | FLOOR AREA: | |
| PETITIONER: | Associated Engineers and Surveyor | *S Tao | |
| ADDRESS: | | | |
| PHONE: | (954) 584-6969 | • | |
| RELATIONSHIP TO PROPERTY: Agent | | | |
| OWNER: | Emerald Springs Homes of Davie, I | nc. | |
| ADDRESS: | 2556 University Dr., Coral Springs | | |
| PROJECT NAME/SUBDIVISION NAME: Emerald Isles Estates | | | |
| PROJECT ADDRESS: S.W. 130th Ave., (abote was ely 2/500 ft) North of S.M. 126th Av. | | | |
| LEGAL DESCRIPTION: All of "JUne Grove", according to the Plat thereof as Florida. Florida. | | | |
| ATTACH CURRENT COPY OF CERTIFIED SEALED BOUNDARY SURVEY INCLUDING | | | |
| APPROVE AS TO FORM SEA 4/ | | | |
| | | | |
| DEVELOPMENT REVIEW COMMITTEE DATE: 6/22/99 | | | |
| SITE PLAN COMMITTEE MEETING DATE: 8/10/99 | | | |
| TOWN COUNCIL MEETING DATE: | | | |
| | | | |

| NOTARY PUBLIC: Sign: | NOTARY BUBLIC: Sign: 2 - 6 - 6 Print: Laura E. Hawke OFFICIAL NOTARY SEAL LAURA E HAWKS My Commission Expires NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC799985 MY COMMISSION EXP. JAN. 30,2003 |
|---|--|
| ax identification and who did take an oath. | and destification and who did take an outh. |
| known to me oczaduckascjarodocesi | known to me onwike hexpresheed |
| Samuel Schachter, President who is personally | Gustavo X. Aquirre, Pres. who is personally |
| this 12th day of May 19 99, by | this 12th day of May 1999 by |
| The foregoing instrument was acknowledged before me | The foregoing instrument was acknowledged before me |
| rnove - | , |
| (954) 753-0170 PHONE | (954) 584-6880 PHONE |
| CITY, STATE, ZIP | CITY, STATE, ZIP |
| Coral Springs, FL 33065 | Davie, FL 33314 |
| ADDRESS | ADDRESS |
| 2556 University Drive | 5450 Griffin Road |
| OWNER'S SIGNATURE (ALL OWNERS MUST SIGN) By: Samuel Schachter, President | PETITIONER'S SIGN'ATURE By: Gustavo X. Aguirre, President |
| Samuel Schartur | Ole & C. Cani- |
| OWNER'S NAME(S) | PETITIONER'S NAME |
| Emerald Springs Homes of Davie, Inc. | Associated Engineers |

OFFICE USE ONLY



SP 5-11-99 page 5



SP 5-11-99 page 6